



2 Lesbourne Road, Reigate, RH2 7JP

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JAMES DEANE
ESTATE AGENTS

We're delighted to offer this beautiful Victorian terraced house located in the heart of Reigate. This three double bedroom home boasts both character and style throughout. Located just a short walk from both Reigate town & Priory Park.

Quite literally, everything Reigate has to offer on your doorstep. Priory Park, acres of wonderful parkland, favoured Schools for all ages, the community and independent shops in Lesbourne Village or a simple short stroll into the market town of Reigate, easy choices to make living on Lesbourne Road.

This attractive Victorian terrace house is packed full of character, doors from the inner entrance hall open to the cosy living room an ideal retreat to relax and watch TV, the kitchen/dining is an open space creating a great area to entertain with a feature stable door leading out to the rear garden.



The first floor there are three generous double bedrooms and a well-appointed family bathroom which includes a walk in shower, hand basin, low level wc, the large window allows a great source of natural light, the walls are mostly tiled & there is a lovely feature fireplace & surround.

Outside, the rear garden has been thoughtfully landscaped which benefits from morning to late afternoon sunshine and a traditional outdoor toilet which can now be utilised as a utility cupboard.

Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. If you enjoy dining out, then Reigate will cater for almost every culinary delight.

It's also a very popular location for all types of commuters with direct links from Reigate train station to London Victoria while the M25 Junction 8 is also easily accessible.

£1,850 Per Calendar Month



Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TENURE:
Council Tax Band:

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.